

TOWN OF BAILEY MEETING MINUTES
REGULAR MEETING – 8/18/2025

The Regular Meeting of the Bailey Town Board was held at Bailey Town Hall on August 18, 2025, at 6:30 PM.

The following members of the Bailey Town Board were present: Mayor Owen H. Strickland II, Mayor Pro Tempore/Commissioner Walter Wells, and Commissioners Richard Wilson and David Evans. Commissioners Ervin Powell and Dillon Bissette were absent.

Also present: Town Administrator/Town Clerk/CFO Joel Killion, Zoning Administrator/Code Enforcer Shawn Lucas, Police Chief Adam Gelo, and Town Attorney Mark Edwards.

Called the meeting to order and welcomed guests:

Mayor Strickland called the meeting to order and welcomed everyone.

Invocation & Pledge of Allegiance

Public Hearings:

None

Acceptance of meeting minutes and financials:

Commissioner Evans made a motion to accept the meeting minutes as presented, and Commissioner Wilson seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Evans: Aye, Wilson: Aye, Wells: Aye.

The Board of Commissioners accepted the Deposit Accounts Balances Summary from Southern Bank, the Accounts Summary from KS Bank, and the Budget vs Actual Report for 8/15/2025 as presented.

Agenda:

Envirolink: Mr. John Greer (CFO for Envirolink) directed the Board's attention to the Monthly Activity Report for August 2025 included in their Board packets. He mentioned that the effluent wastewater flow overage for the current month was being investigated and that a report would be provided to Sewer & Water Commissioner Wells in the next few days.

Computer Central: Mr. Rob Bradish (IT Manager for Computer Central) referenced the Service Level Agreements for Town Hall and the Bailey Police Department included in the Board packets and summarized the details of the Agreements. The Board read over the Agreements, Commissioner Evans asked a few clarifying questions, Administrator Killion mentioned how these Agreements will save money for the taxpayers, Mayor Strickland provided an example of

how Computer Central recently helped him with a fraudulent email, and then the Board proceeded to a vote.

Mayor Strickland requested a motion and a roll call vote.

Commissioner Evans made a motion to accept the Service Level Agreements for Town Hall and the Police Department as presented, and Commissioner Wells seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Evans: Aye, Wilson: Aye, Wells: Aye.

Top Notch Lawn Care: Mr. John Thompson (Owner/Operator) provided a summary of landscaping work recently done in Town, at the Cemetery, and at the wastewater treatment facility.

Old Business:

Board of Commissioners' Agenda Responsibilities Discussion – Mayor Pro Tempore/ Commissioner Wells review the background on this matter and reminded the Board of the article entitled “Who Controls the Agenda?” provided by the UNC School of Government’s Coates’ Canons NC Local Government Law Blog that was included in their packets last month and this month. He summarized some of the key points of the article – noting that the Agenda for each monthly Board of Commissioner’s meeting is set by the Board – and mentioned that the Board can delegate the job of developing a proposed Agenda. He then proposed that a sub-committee be set up including the Mayor, the Town Clerk, and a Commissioner that would make sure we are following the proper rules and procedures related to the formation of the monthly Agenda.

Commissioner Evans then suggested that the representative of the Commissioners, Mayor Pro Tempore Wells, be the Commissioner, along with the Mayor and the Clerk, on this sub-committee and, as a starting point, that this sub-committee present the findings to the Board of Commissioners.

Mayor Strickland asked Commissioner Wilson if he had any feedback, to which he had no comment.

Mayor Strickland and Mayor Pro Tempore asked Administrator Killion if he had any comments. Administrator Killion shared that, while past Clerks have prepared and presented the Agenda and it was assumed that this was the procedure, he believed it was good for the Board of Commissioners to take a more intentional, hands-on approach to the Agenda.

Then, before calling for a motion, the Mayor read the following statement:

"This Agenda Item is a prime example of the focus of certain members of this Board of Commissioners to exclude the Mayor, a duly-elected, public official. This Item has one distinct goal, to continue to keep the Mayor in, what some believe, is a subservient role to a Commissioner.

"The fact that some Commissioners are so offended by items placed on an agenda and so fearful of allowing the Mayor of the Town of Bailey to place items on an Agenda is a glaring example of what a lack of Transparency the citizens actually have. This issue comes with, I believe, an air of certain Commissioners thinking they know more or somehow know better, than you or the Mayor.

"This is the only item on the agenda. Does the public really believe this is the only and, thereby, most important thing that should be addressed?

"In their effort to suppress the Mayor's role, certain Commissioners are leaning on the Town Charter and Ordinances. This document is an outdated, superficial, biased document written by a Board of Commissioners probably in excess of forty years ago.

"I am attempting to move our Town forward. I am certain, there are Commissioners on this Board that do not like my approach, my ideas, my expectations, or my impatience. Some Commissioners on this Board see the Mayor as a hinderance, standing in the way, of movement towards their agenda or their ulterior motives. My attempts to move this town into some reasonable style of modern, business-like approach have been ignored, pushed-aside, and described as too much to be handled at one time. Days and hours of work, thrown out because some Commissioners don't want to address deficiencies in operations and administration.

"This is about one thing for me, a positive future for Bailey, N.C. If your agenda is anything but Bailey-Centric or Bailey-First, you should serve this Town in a different manner.

"So, as with all decisions from this Board, the Mayor does not vote, I just hope and am asking that the Commissioners that value inclusion, openness, observation, review, and the positive advancement of the Town of Bailey will concur with me [At this point, the Mayor added the following to what he was reading: "in that agendas should come with the Mayor and the Clerk being involved solely in this role with inclusion of anything that the Commissioners want to put in."]. The undermining of a duly elected Mayor by any one or more of their body, is the wrong way to go."

After reading this, Mayor Strickland asked for motions.

Mayor Pro Tempore/Commissioner Wells asked if he could comment.

Mayor Strickland repeated that he was entertaining motions at this time.

Mayor Pro Tempore/Commissioner Wells made a motion to create a sub-committee of the Town Clerk, the Mayor, and one Commissioner – so chosen as me, Commissioner Wells – to look

at the rules and regulations that the state operates under and to develop an Agenda process that meets these requirements and the requirements of this Board.

Mayor Strickland recognized the motion.

Commissioner Evans asked to amend the motion, suggesting that it include having the sub-committee follow the Town's Charter as written currently. Unless the Board votes for a new Charter, we follow the current Charter. He advised that this sub-committee take into account what the Charter says regarding the rules, regulations, and limitations.

Mayor Strickland asked Mayor Pro Tempore/Commissioner Wells if he accepted the amendment and he said he did.

Mayor Strickland acknowledged the motion and the amendment and asked for a second.

Commissioner Evans seconded the motion.

Mayor Strickland requested a roll call vote.

Vote: Mayor Strickland: N/A, Commissioner Wells: Aye, Evans: Aye, Wilson: Aye.

Motion passed.

New Business:

None

Public Comments:

Ms. Diane Melton – Ms. Melton (Bailey resident) shared her concerns regarding a letter she received about her chickens, which stated that the Town was informed that she had chickens and that there would be consequences if she did not comply with Town ordinances. This offended her because she had already self-disclosed that she had chickens, which she no longer currently has, and was notified at that time that no one had complained. The reason she self-disclosed was because she was aware that there was a chicken ordinance. She also regularly checked in with her neighbors to make sure her chickens were not bothering them, and they always said the chicken did not bother them. Her concern was that this could have been handled in a more respectful way.

Ms. Shannon Dollar – Ms. Dollar (Bailey Resident) voiced her concern regarding the new Yard Waste fee. She said she has no trees that produce yard waste and asked if there is a way to opt-out of the fee.

Mayor Strickland then opened the floor to anyone else who wished to comment.

Mrs. Debbie Morton (Bailey Resident), Ms. Dawn Brooke (Bailey Resident), Mr. Cecil Hawley, and others echoed disapproval of the Yard Waste fee.

Mayor Pro Tempore/Sewer & Water Commissioner Wells provided comments to clear up some of the common misconceptions around the various charges on the utility bills and explained why the new Yard Waste fee is necessary.

Commissioner Evans commented that if the Yard Waste fee is removed, the money to pay for the yard waste removal service would have to come from another revenue source that is designed to pay for other services the Town provides. So, removing this fee would force property taxes or other fees to go up to pay for the service that is not new but has existed for many years. This is an expense that has to be paid, one way or another.

Department Head Comments:

Bailey Police Department: Chief Gelo provided a brief law enforcement update to the Board. He also voiced concern regarding having two patrol cars in the shop with only one on patrol. He then mentioned the availability of used patrol vehicles from Nash County that he believed he could find money in his budget for – they may cost anywhere from \$3,500 to \$5,000. This would, of course, be a short-term fix. He also reminded the Board of the new budgeted vehicle the department should have in December.

Mayor Strickland requested a motion.

Commissioner Evans made a motion to authorize Chief Gelo to approach the County regarding the purchase of one of their used patrol vehicles, and Commissioner Wells seconded the motion. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Evans: Aye, Wells: Aye, Wilson: Aye.

Zoning Administrator/Code Enforcer Shawn Lucas: Zoning Administrator/Code Enforcer Lucas provided a brief update on zoning, planning and code enforcement-related matters in town.

Town Administrator/Town Clerk/CFO Joel Killion: Administrator Killion commented on an email provided to the Board in their packets regarding a credit card option from KS Bank that included an information sheet for this credit card. He said that this is all part of the transition from Southern Bank to KS Bank and asked the Board to review this information over the next month and to then consider replacing the three (3) current credit cards with Southern Bank with three (3) from KS Bank.

He also mentioned that the 24/25 FY Audit has begun and finished by asking the Board members to please remember to complete the 24/25 FY Budget Debrief questionnaire provided to them last month and this month.

Commissioner Evans suggested that the Town may want to consider establishing a Budget Advisory Committee, comprised of Town citizens, for the 25/26 FY Budget season. This would involve the citizens in understanding the state statutes, as well as the regulations and nuances regarding the budgetary process. It may also provide them an opportunity to bring creative solutions to the table.

Commissioner's Remarks:

Dillon Bissette: Absent.

David Evans: Commissioner Evans provided an Economic Development update regarding the lobbyist the Town engaged for Opportunity Zones is slated to meet with us around September.

Ervin Powell: Absent.

Richard Wilson: Commissioner Wilson shared that the Cemetery looks good.

Mayor Pro Tempore/Infrastructure and Sewer & Water Commissioner's Remarks:

Mayor Pro Tempore/Commissioner Wells provided an update the sewer and water rehabilitation projects. He said that advertisement for bids should go out soon, that the most troubled areas of our systems will be prioritized, and that there will be disruptions in services as we work to address all the deficiencies. He also mentioned that construction work will be done in various alleyways and on personal properties around town to rehab different parts of the sewer and water infrastructure so Bailey can get off the moratorium and begin to grow.

Mayor's Remarks:

Mayor Strickland provided the Board members with copies of a quote for window cleaning services from Woodline Windows, LLC. This quote was not requested by the Mayor but was provided by Woodline as a solicitation.

He then announced the Fall Friends Tour event being hosted by The Country Doctor Museum on September 10, 2025.

Commissioner Evans encouraged everyone to attend this event to show The Country Doctor Museum and ECU our support.

Closed Session:

None

Commissioner Evans made a motion to adjourn the meeting, and Commissioner Wilson seconded. Motion carried.

Vote: Mayor Strickland: N/A, Commissioner Evans: Aye, Wilson: Aye, Wells: Aye.

Meeting adjourned.

A handwritten signature in black ink, reading "Owen H. Strickland II". The signature is written in a cursive style with a double underline at the end.

Owen H. Strickland II, Mayor

A handwritten signature in black ink, reading "Joel Killion". The signature is written in a cursive style with a double underline at the end.

Joel Killion, Town Administrator/Town Clerk/CFO